



Dane County

Minutes - Final Unless Amended by Committee

Alliant Energy Center Comprehensive Master Plan Oversight Committee

Monday, September 19, 2016

3:00 PM Alliant Energy Center Conference Room, 1919 Alliant
Energy Center Way, Madison

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A. Call To Order

- Present** 8 - SHELIA STUBBS, SHARON CORRIGAN, ARLYN HALVORSON, TOM DECHANT, SHERI CARTER, DEB ARCHER, ROBIN SCHMIDT, and NATALIE ERDMAN
- Excused** 4 - JONATHAN BECKER, ZACH BRANDON, BREWER STOUFFER, and GREGG SHIMANSKI

Others present: L. Barta, B. Lamers, P. Nelson, R. Ferrell, D. Phillips, M. Clarke and K. Peterson Thurlow

B. Consideration of Minutes

000 [2016](#) Minutes of the 9/8/16 AEC Comprehensive Master Plan Oversight
000 [MIN-260](#) Committee
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Attachments: [2016 MIN-260](#)

A motion was made by SCHMIDT, seconded by HALVORSON, that the minutes be approved. The motion carried by a voice vote.

C. Action Items

D. Presentations

1. [2016](#) WisDOT Plans for Beltline and Interchange
[PRES-069](#)

Attachments: [Alliant Center Committee Mtg_09-19-2016 Beltline Study Status](#)

Larry Barta and Brandon Lamers from the Wisconsin Department of Transportation provided a presentation regarding the study of the Beltline corridor. The presentation is attached. There is traffic congestion and Wis DOT needs to consider approaches to address this.

The study is in 3 parts: 2012 was data collection and analysis; Part 2 was a Planning and Environmental Linkages (PEL) study, which is being completed; Part 3 will be the Environmental Impact Statement which will take several years.

Over half of vehicles on the Beltline exit in 4 interchanges or less. The PEL is multimodal focused.

WisDOT created a model and built scenarios. Next steps are completion of reports, public meetings, and then environmental study.

Discussion ensued. Bus Rapid Transit (BRT) does not help the Beltline congestion. Transit on the Beltline has not had much interest. They do not take traffic off the road.

The data was collected in 2012. The study will be completed in 2022. The data is updated periodically. Archer points out how Beltline flow affects the AEC campus.

Schmidt asked questions regarding park and rides.

DeChant asked about addition of capacity and the ramifications for the interchanges, especially at John Nolen and Rimrock Road. Barta indicated analysis is underway.

Stubbs wondered about freight as it relates to the environment. Barta indicated there has been work on a statewide basis on freight, but not yet for this study.

Ferrell asked, if this property expands dramatically, can you encompass that into your projections? Barta says the modeling can use new assumptions as updated by the Metropolitan Planning Organization (MPO). He said the impact on the AM and PM peaks are important.

2. Update on the Town of Madison Annexation Timeline and Process (City of Madison Planning Staff)

Natalie Erdman made a presentation to the committee regarding the timeline of the annexation. The City suggested to the Town of Madison that the annexation happen sooner than 2022. The Town is studying this. The plan includes approaches for employees and assets. Madison would get 70% and Fitchburg would get 30%. AEC would become part of the City of Madison.

The reason for speeding up the annexation is that there is a disincentive to keep up with infrastructure and with staffing. The city would like to be able to plan for the needs of this area.

Discussion ensued regarding staffing and policing.

3. City and County Development Tools (Dave Phillips and Natalie Erdman)

City and County Development Tools was before the committee. Dave Phillips, director of the Office of Economic & Workforce Development for Dane County addressed the committee. He indicated that counties do not have many tools. The county cannot use tax incremental financing. For communities outside of the City of Madison, however, Dane County can use a revolving loan fund, CDBG, and the HOME program. The county has the Affordable Housing Development Fund as well.

The largest program is Section 108 development.

CDBG can only fund outside the city of Madison. If within the City, the participants must live outside. Madison is its own entitlement community. Maple Bluff, DeForest, Edgerton, and Village of Cottage Grove are not in the County's CDBG 55555consortium. The Town is eligible until it becomes part of the City of Madison. Seventy percent of the funds must benefit low to moderate income persons and must meet national objectives.

Possible uses of the money:

*Housing
Community center
Recreation
Infrastructure improvement*

There is an economic development aspect beyond funding including links with other professionals in the region, contacts with the state which can open doors, and a great relationship with the City.

For workforce development, Dane County has strong relationships with Madison College and can help fund training.

Phillips notes that AEC will have a regional impact. Phillips also notes that a recreational facility would need to address low income residents. His example was a splash pad.

The revolving loan fund requires one job per \$35,000 loaned.

*CDBG: \$1 M per year
HOME: \$350,000 per year*

Sometimes there is \$100,000 to \$250,000 more from loan repayment.

Erdman spoke about City approaches. Cities in Wisconsin use tax incremental financing - TIF. The City sets the tax floor for the district and invest tax increment for improvements over 27 years. The investment is to make more value. Any community can only have 20% of its value in districts. The plan can be amended. The joint review board approves and can amend the TIF plan. There must be 51% of the district blighted for a 27 year TIF.

A TIF goes from being not taxable to being a taxable parcel. This can be a tremendous driver.

Stubbs leaves at 4:25 PM.

The City can use TIF for public parking if parking allows development to happen. The City will invest incremental taxes to repay the debt.

A job-based TIF is possible. The City will lend \$35,000 to \$50,000 per job to help create jobs - helping corporations rather than real estate.

Discussion ensued. If AEC were governed by a tax exempt body or authority, then using TIF does not work. Must have "but for this investment the development won't happen" to develop a TIF. Madison has used it for affordable housing. The joint review board and City Council approve TIF districts. One wants to create a plan and start it when there are generators coming.

The office buildings along Olin would be part of TIF.

The City of Madison gets \$3M per year in CDBG and HOME. They largely fund non-profits. The City adds \$9M for an array of services. They are funding on an on-going basis.

Ferrell wondered if it is possible to specify that a TIF close early. Erdman says that there is a requirement to pay off debts and then close, if not amended. The City has had a record of closing at 10 to 15 years. They can keep the TIF open for one additional year and put it in an affordable housing fund and use it for housing anywhere in the city.

E. Reports to Committee

1. Update on Approach to Fund Raise for Project Manager

Raising money for the project manager was the next topic before the committee. Chair Corrigan is organizing an effort to raise money to pay for the effort. She also mentioned the tours of the World Dairy Expo in early October.

F. Future Meeting Items and Dates

Monday, October 31 may be a possibility or Tuesday, November 1 might be a good time for an update from Hunden.

G. Public Comment on Items not on the Agenda

There was no public comments on items not on the Agenda.

H. Such Other Business as Allowed by Law

There was no such other business as allowed by law.

I. Adjourn

A motion was made by SCHMIDT, seconded by DECHANT, that the meeting be adjourned at 4:45 p.m. The motion carried by a voice vote.

Minutes respectfully submitted by Janice L. Lee, subject to approval by the committee.